



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-026
Date Received: 19 FEB. 2015
Commission/Civic: NORTHWEST CNK
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$320
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.38 (F) TO EXCEED 720 SF. TO CONSTRUCT A NEW 720 SF. GARAGE IN ADDITION TO AN EXISTING 360 SQ FT GARAGE.

LOCATION

1. Certified Address Number and Street Name 1460 WESTCASE RD
City COLUMBUS State OHIO Zip 43235
Parcel Number (only one required) 010-151144

APPLICANT: (IF DIFFERENT FROM OWNER)

Name WILLIAM F. GALILEI
Address 1460 WEST CASE RD. City/State COLUMBUS, OH Zip 43235
Phone # 260-918-8222 Fax # _____ Email BILL.GALILEI@GMAIL.COM

PROPERTY OWNER(S):

Name WILLIAM F. GALILEI
Address 1460 WEST CASE RD City/State COLUMBUS OH Zip 43235
Phone # 260-918-8222 Fax # _____ Email BILL.GALILEI@GMAIL.COM
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name NA
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE NA

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

BZA15-026

1460 WEST CASE ROAD



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1460 WEST CASE RD COLUMBUS, OH

Mailing Address: 1 FIRSTAMERICAN WAY
WESTLAKE, TX 76262

Owner: GALILEI WILLIAM F

Parcel Number: 010151144

ZONING INFORMATION

Zoning: ANNEX6871, Residential, RR
effective 6/4/1970, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

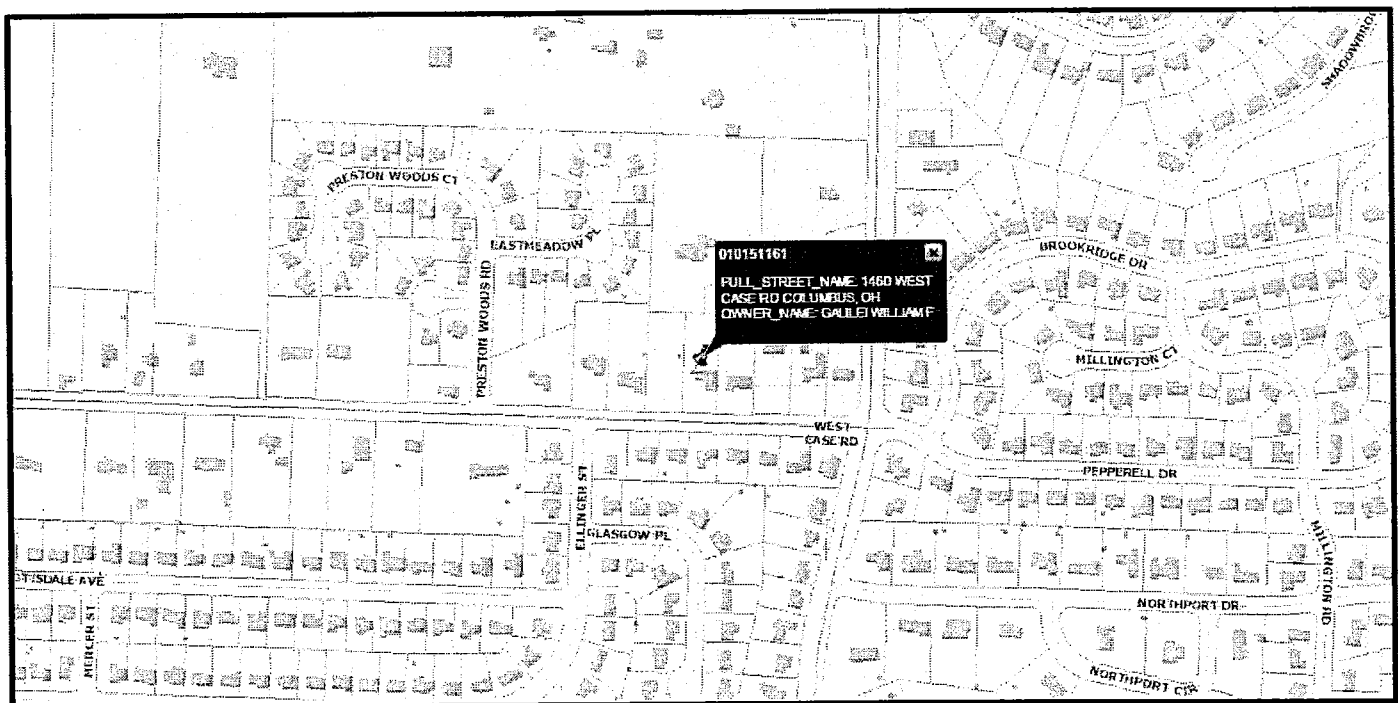
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

BZA15-026
1460 WEST CASE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME WILLIAM F. GALILEI
of (1) MAILING ADDRESS 1460 WEST CASE RD, COLUMBUS, OHIO 43235
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) WILLIAM F. GALILEI

AND MAILING ADDRESS

1460 WEST CASE RD
COLUMBUS, OHIO 43235

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

WILLIAM F. GALILEI
260-918-8222

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) NW CIVIC ASSOCIATION
ROSEMARIE LISO
1035 STONEY CREEK RD
COLUMBUS, OHIO 43235

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHMENT

☒ (7) Check here if listing additional property owners on a separate page

SIGNATURE OF AFFIANT

(8) William F. Galilei

Subscribed to me in my presence and before me this 17 day of February, in the year 2015

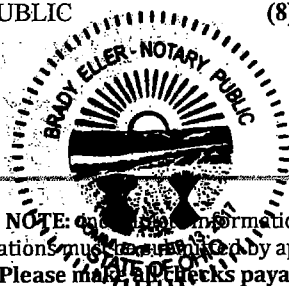
SIGNATURE OF NOTARY PUBLIC

(8) Brady Eller

My Commission Expires:

Feb 13, 2017

Notary Seal Here



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STATEMENT OF HARDSHIP

BZA15-026

1460 WEST CASE ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

- PROPERTY SIZE W/ COMBINING TWO LOTS (.7 ACRE + .7 ACRE) ALLOW SUBSTANTIAL ROOM ON ALL SIDES OF NEW GARAGE FROM NEIGHBORS. THE MINIMUM DISTANCE FROM THE CLOSEST NEIGHBOR IS +45 FT AWAY.
- SIZE OF COMBINED LOTS = 1.4 ACRES AND IS MUCH LARGER THAN THE AVERAGE SIZED LOT IN SURROUNDING RESIDENTIAL AREAS.
- PURPOSE OF NEW GARAGE IS TO PROVIDE COVERED/PROTECTED PARKING FOR A LARGE HANDICAP VEHICLE TO PARK OUT OF WEATHER. THIS HANDICAP VEHICLE IS LARGER AND NEEDS AMPLE SPACE TO GET IN & OUT OF VEHICLE SAFELY AND COMFORTABLY. DUE TO THE HANDICAP VEHICLE OPENING FROM THE SIDE OF THE VEHICLE IT IS TWICE THE WIDTH OF AVERAGE VEHICLE.

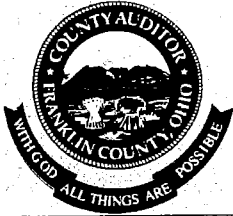
Signature of Applicant

[Handwritten Signature]

Date

2/16/15

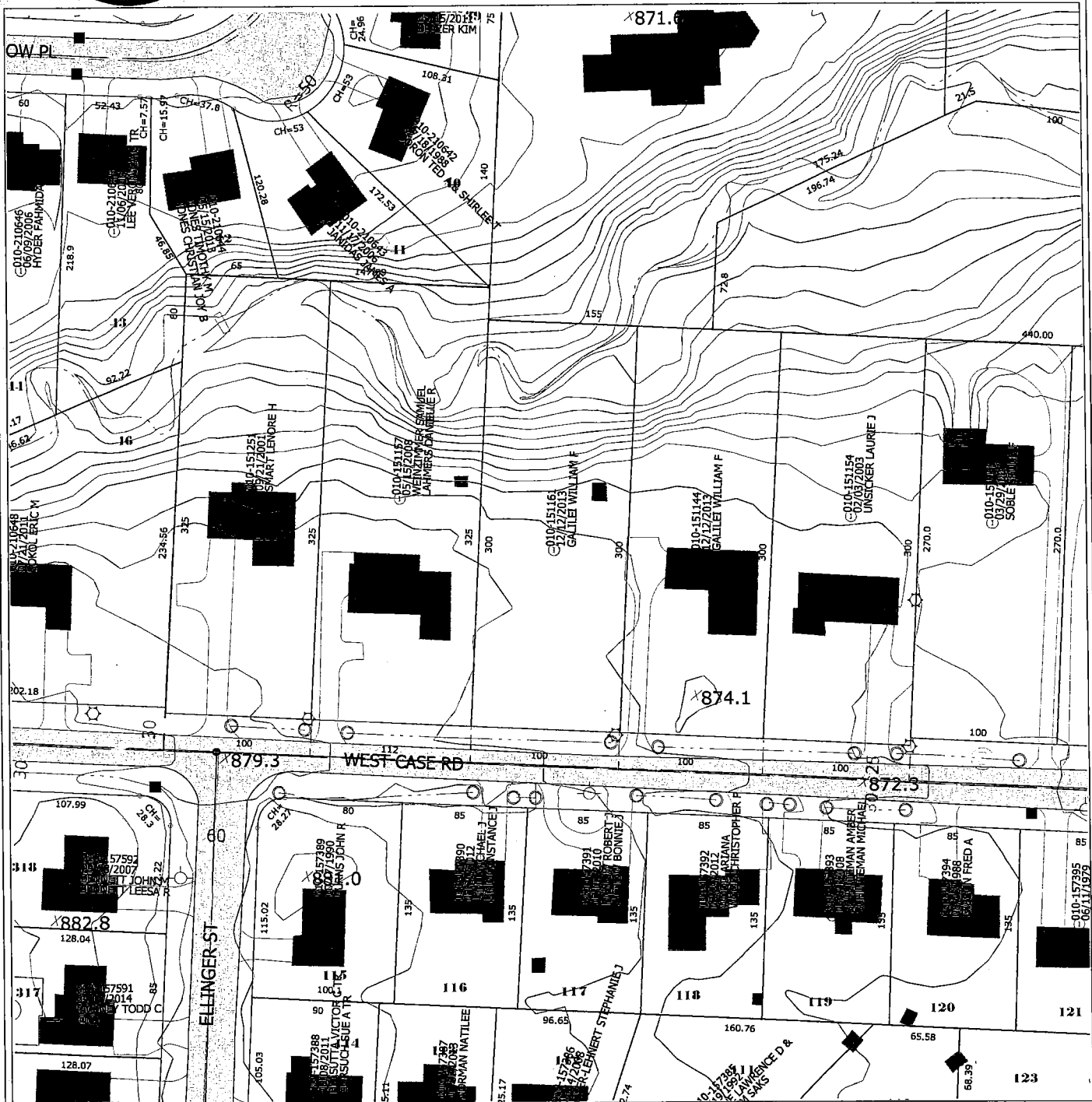
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/26/14



Disclaimer

Scale = 100

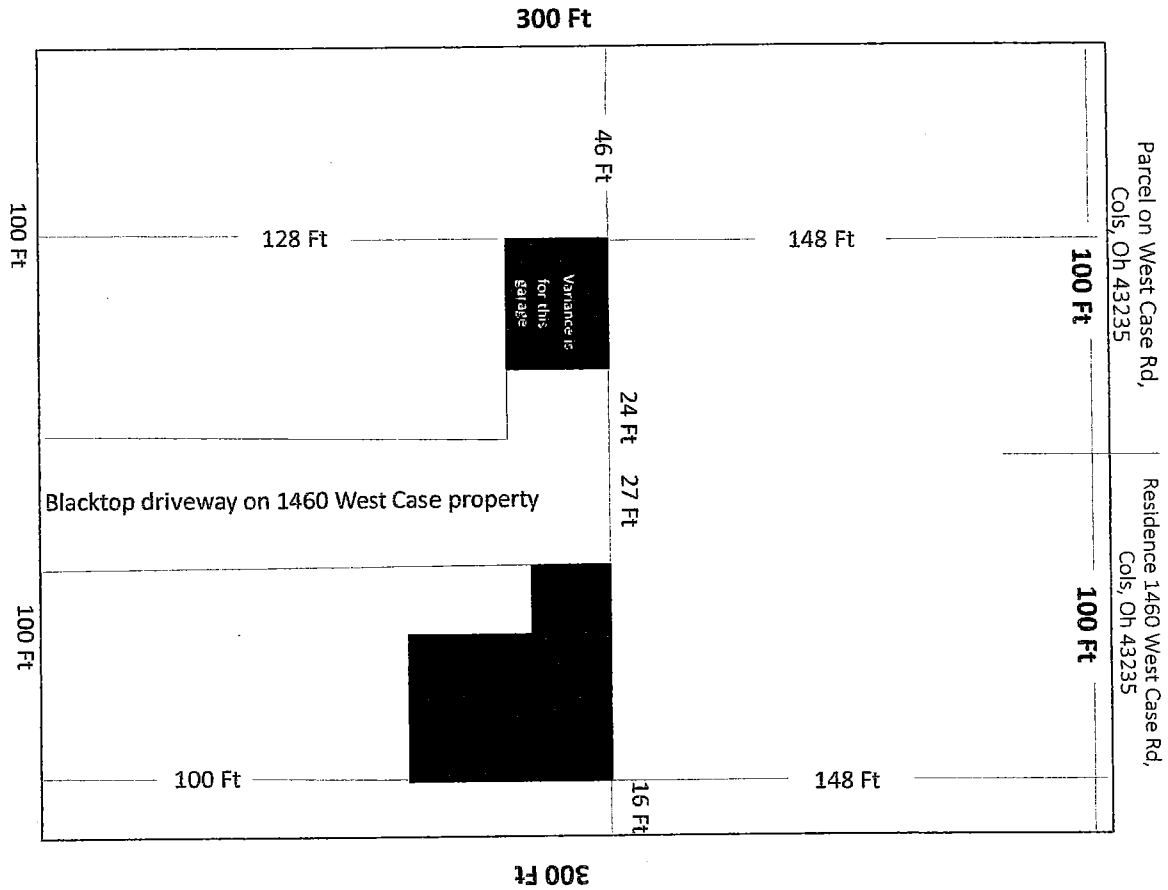


This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

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1460 WEST CASE ROAD

Real Estate / GIS Department

BZA15-026
1460 WEST CASE ROAD



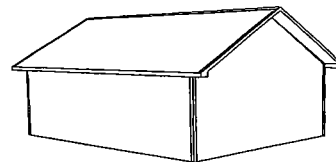
Items Selected:

Gable roof w/ 6/12 pitch, standard trusses 2' O.C.
Truss Design Location Zip Code: 43235
Residential Post Frame Construction
with Concrete Floor (not included)
24' Wide X 30' Deep X 9' - 6" High
Beige 40 Year Steel Panel Siding
Beige Steel Wall Trim
Block-It Housewrap
24" gable/12" eave overhangs
7/16" OSB Roof Sheathing
40 Year Exposed Fastener Panel Roofing
- Burnished Slate
Beige Steel Roof Trim
Colored roof screws installed in flat
Premium Vented Closure Strip
White Steel Soffit & Fascia
White Steel Roof Edge
1 - Garage Door Opener
Steel Overhead Door Jamb
Colored wall screws installed in flat

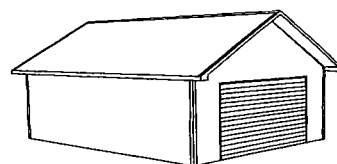
Options Selected:

The options you have selected are:
1 - 16x8 Overhead Door - Insulated Ribbed

Front View



Back View



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1460 WEST CASE ROAD

Estimated base price: \$6,167.94*

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galv Regular Roof Edge, 8" Textured Vertical Hardboard Siding, All selected overhead, service and sliding doors are included. Windows and other options are NOT included.

Estimated price: \$7,749.34*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

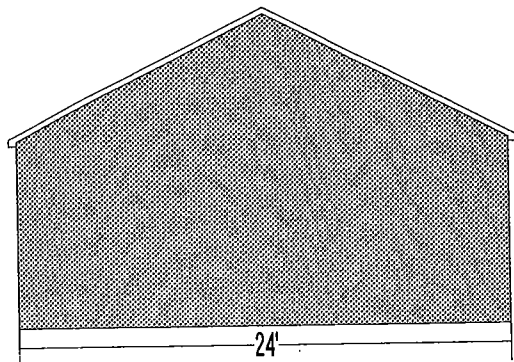
Design # 15252



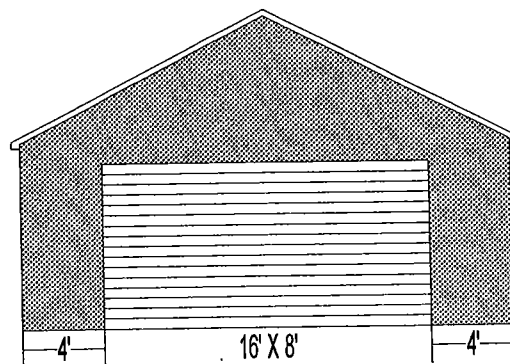
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*** Here are the wall configurations for your design.

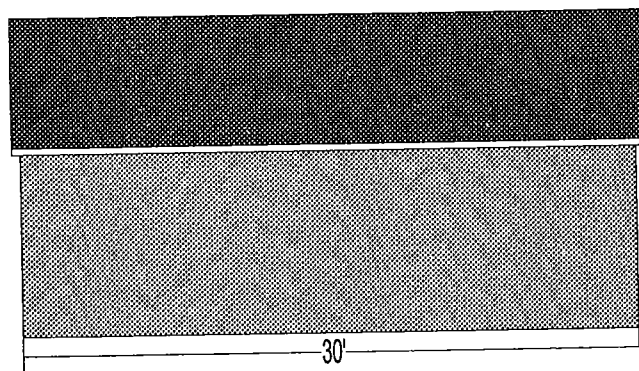
Illustration May Not Depict All Options Selected



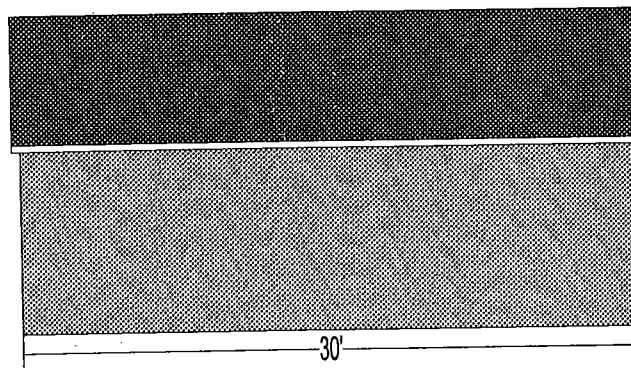
Gable Front View



Gable Back View
(1) - M5ESV 16X8 EZ-SET WHITE M5ESV INSUL



Eave Front View



Eave Back View

BZA15-026
1460 WEST CASE ROAD

Building Size: 24 feet wide X 30 feet long X 9 feet high

Approximate Peak Height: 15 feet 6 inches (185 inches)

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

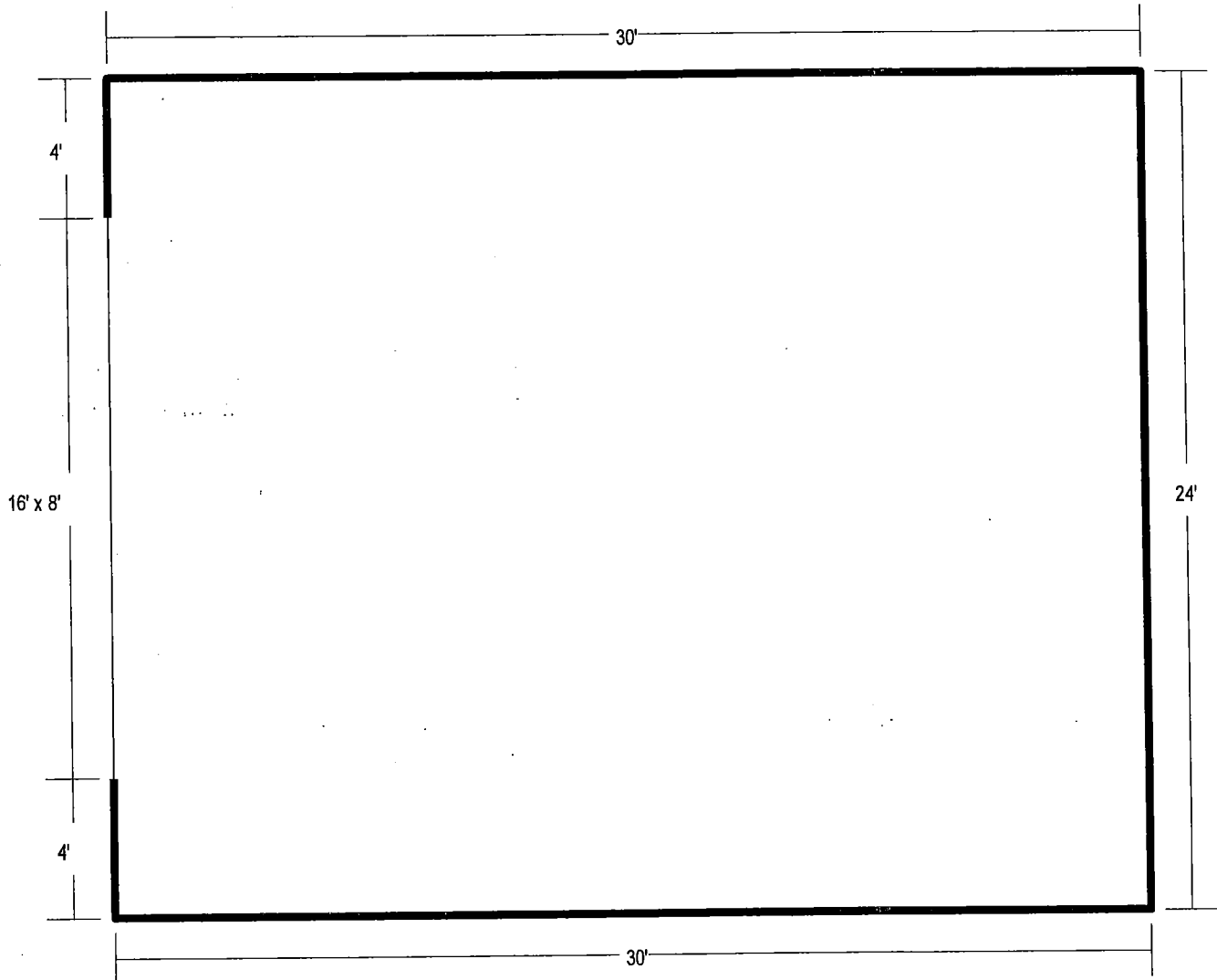
Design # 15252

*** Garage Floor Plan.



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Illustration May Not Depict All Options Selected



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION:

BZA15-026

1460 WEST CASE ROAD

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM F. GALILEI
of (COMPLETE ADDRESS) 1460 WEST CASE RD COLUMBUS, OHIO 43235
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

WILLIAM F. GALILEI

1460 WEST CASE RD, COLUMBUS, OHIO
43235

SIGNATURE OF AFFIANT

William F. Galilei

Subscribed to me in my presence and before me this 17 day of February, in the year 2015

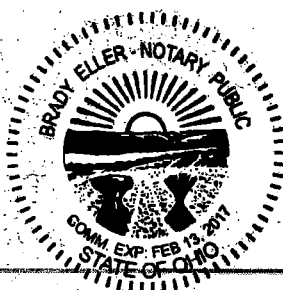
SIGNATURE OF NOTARY PUBLIC

Brady Eller

My Commission Expires:

Feb 13, 2017

Notary Seal Here



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